From:	Edwin Lopacki - WPIB
To:	Ron Allard - WPMABE (ronald.allard@gsa.gov)
Cc:	danny.mapili@gsa.gov; Mark Stadsklev - WPRA; marcus.witowski@gsa.gov; Terry Lamb Sr.; Jeff Martin; Joshua Hill; Doug Foster; Philip Mudd
Subject:	Re: GSA assistance Comprehensive Energy Audit
Date:	Wednesday, May 25, 2016 2:22:34 PM

Ron - can you assist Phil?

On Mon, May 16, 2016 at 9:26 AM, Philip Mudd <Philip.Mudd@ferc.gov> wrote:

> If we have to do an RWA for engineering services to get this finished then within reason we should
>
> **From:** Edwin Lopacki - WPIB [mailto:tony.lopacki@gsa.gov]
> **Sent:** Friday, May 13, 2016 7:48 PM
> **To:** Philip Mudd; Ron Allard - WPMABE (ronald.allard@gsa.gov)
> **Cc:** danny.mapili@gsa.gov; Mark Stadsklev - WPRA; marcus.witowski@gsa.gov; Terry Lamb Sr.; Jeff Martin; Joshua Hill; Doug Foster
> **Subject:** Re: GSA assistance Comprehensive Energy Audit
>
> Phil, understood.
>
> Ron - can you assist Phil?
>
> On Fri, May 13, 2016 at 3:18 PM, Philip Mudd <Philip.Mudd@ferc.gov> wrote:
>
> **Tony**
>
> This **Comprehensive Lighting Audit** will be right behind **Furniture Management** as the first task orders FERC issues in our IDIQ contract. The new lighting information is coming in from Perkins & Will which should help define the final analysis/ comparison of the old lighting (consumption, cost, maintenance cost) to the new lighting (consumption, cost, maintenance costs). This is coming upon us very quickly w**e could use some assistance in finalizing this SOW and with a IGCE.**
>
> My Rough order of magnitude Comprehensive Lighting Audit approximately 6790 fixtures for 320,000 sf of renovated office space is $0.225 per sf or **$72,000**, not including the assessment of the new lighting plant and final analysis/ comparison of the old lighting (consumption, cost, maintenance cost) to the new lighting (consumption, cost, maintenance costs).

Mark & Marcus,

What would be the government's strategy be in the event the Lessor may submit a proposal for adjustment lighting maintenance?

How does the government go about negotiating & memorializing changing the lease's operating costs (1217) to reflect the reduction in costs from the state of the art lighting system while simultaneously incorporating the new lights as standard and fully serviced by the lease?

Attached is **"Release of Claims"** incorporated into the award for the change order for ceiling tiles in 1995.

The **Changes Clause** in the lease **33.552.270.21** address the Lessors recourse for adjustment, it says that within 30days after receipt of the change order the Lessor may submit a proposal for adjustment. That means the lessor can request an equitable adjustment to his annual operating costs for maintenance for any **award for lighting** that is not 2x4 or 2x2 fluorescent troffers. All of the new LED lights are not within the scope of the current lease contract

Philip Mudd

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E Tony Lopacki

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